



# Municipal Utilities, Facilities, and Services

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*A Resource Guide of the  
2000-2020 Bryan Comprehensive Plan, City of Bryan, Texas*

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## **Introduction**

The City of Bryan provides the complete range of city services to its citizens and businesses. These services include the supply of water, treatment/disposal of wastewater, solid waste collection, drainage, and street repair and maintenance. Police, fire, emergency medical services (EMS), libraries, community facilities and parks are provided by their respective departments. The school system is the Bryan Independent School District (BISD). The municipal electric company, Bryan Texas Utilities (BTU), provides electricity to the City and surrounding areas. In this resource guide the current conditions and identified improvements for public utilities and services are presented.

## **Water**

The water system in the City of Bryan currently provides water to 15,846 households, 2,762 businesses, 71 schools and city facilities. A system of ground water wells is the current raw water source. The Brazos River Authority (BRA) controls surface water usage in the region. The water resources of the City are estimated to be adequate to the year 2050. According to available information, the water pressure and quantity of water flow are adequate to meet the fire response requirements.

The City currently has 13 water wells—eight in the Carrizo-Wilcox-Simsboro sands and five in the Sparta sands. The firm yield is 24.3 million gallons per day. There are four ground storage reservoirs with a total of nine million gallons and four elevated storage reservoirs with a total of five million gallons.

Regional water planning is important to Bryan, College Station and the surrounding area due to close proximity and similarity of needs in the metropolitan area. A joint study between the two cities and Texas A&M University is being considered to address the supply of water for the next 100 years and protect the recharge zones as well as research the creation and operation of a regional water supply entity.

Additionally, the feasibility of an underground water utility district is being investigated that would include the two cities and Brazos and Robertson Counties. The purpose of this district would be to protect the ground water resources to meet the current and future needs of the area. Another initiative being considered is the formation of a regional water cooperative to serve as a wholesale provider of water to area users through interlocal agreements.

In the next five years, maintenance and improvements to the water distribution system need to include:

- upsizing and extension of lines in the northeast portion of the City;
- new water wells;
- six miles of 30-inch transmission lines;
- a 42-inch line transmission to the reservoirs;
- pump and lift station upgrade and replacements; and,

- new 24 and 30-inch lines from the pump station in to the distribution lines.

Citizens tend to take water for granted until something is wrong. Support for the continued maintenance and improvements should be a top priority as well as a coordinated investigation into a regional water supply system or cooperative.

### **Wastewater/Sanitary Sewer**

Available information indicates that the wastewater/sanitary sewer collection and treatment system should have sufficient capacity to meet the needs of the city well into the future. It is mandatory to protect public health by utilizing facilities that are designed and operated to produce high quality effluent. To do this, it will be necessary to prevent inflow and infiltration into the lines as well as rehabilitate and expand the current facilities.

There are three wastewater treatment plants to serve the City: Burton Creek, Still Creek and Turkey Creek. The age of these facilities and the 270 miles of wastewater lines are of concern. An inflow and infiltration study was initiated to evaluate the wastewater collection system. This study will also set priorities for rehabilitation that will be cost effective. Continued service requires preventative maintenance and capital improvements to ensure both replacement, expansion, and repair. New technology should be directed at addressing health issues and reducing any odors that may be present.

In new developments, it is currently City policy for the developer to pay for the extension of city utilities with the City over-sizing for other future growth. Current and even new facilities should be planned now to accommodate the growth that is expected to take place. With the continued growth into perimeter areas of the City, new sewerage treatment plant facilities or expansion of existing plants may be required to serve those areas. The Turkey Creek plant will need further expansion, but the other plants are adequate in the near term.

A regional approach to future wastewater collection and treatment should be considered in conjunction with the water services in Bryan/College Station, their ETJs and the surrounding Brazos County area. Consideration must be given to needs of the numerous private systems and how they can be included in the regional system. New studies are necessary to assure the long term provision of sufficient wastewater facilities and treatment.

### **Solid Waste**

The City of Bryan provides both residential and commercial solid waste collection. There are six residential collection routes with over 950 units per route. An additional route will be needed to provide service for areas of future growth and annexation. Commercial service will also require expansion from four to five commercial collection routes by 2001. The City also provides street sweeper services along the main corridors. The collection of brush and bulky trash is provided on a biweekly basis.

Fleet equipment for solid waste collection has recently been replaced and serves existing routes. Programmed maintenance, replacement and expansion will assure that the fleet is operative and prepared for the projected growth in the community.

The current regional landfill is approaching the end of its planned life span. A new site has been located. The landfill is under the supervision of the Brazos Valley Solid Waste Management Agency (BVSWMA) a joint activity of the cities of Bryan and College Station. A new, more regional, facility should be designed to provide for the current and increased population in the entire area. Continued education and support of the reduction and recycling programs is a benefit to lengthening the life span of the landfill.

The recycling program is one of the most active and encompassing in Texas. The recycling center receives glass, cans, paper, and cardboard at two sites including Wal-Mart and the new downtown site. Oil recycling is also available. The use of these programs cannot be underestimated and should be encouraged and expanded. Convenient recycling centers

should be located in areas of the City. Incentives for those who recycle such as reduced solid waste fees should be investigated. The reuse of “green waste” for mulch and compost should continue to be encouraged and made available.

New technologies for both solid waste and recycling should continue to be monitored. New construction techniques, energy conversion and eventual end land uses should be considered along with appropriate locations. The markets for the recycling materials should be periodically investigated to assure that the most benefit is received for the program. The City should try to include as many types of recycled and recyclable materials as is economically feasible.

### **Transportation Services**

Transportation Services include:

- Street Rehabilitation Drainage;
- System Maintenance, Traffic Systems;
- Right-of-Way; and
- Fleet Maintenance.

These services will be impacted by growth as more area is developed and annexed.

A multi-year program of street improvements includes a complete catalogue of prioritized street repair needs and preventative maintenance. The City Council should continue to provide budgetary resources for street rehabilitation separately from routine repair and maintenance.

Routine maintenance of ditches, creeks, subsurface structure and detention ponds is performed by Transportation Services. The Right-of-Way division is responsible for maintenance of street and drainage rights-of-way.

Traffic signals, street and directional signs are maintained by Transportation Services on a day-to-day program. The sign maintenance program includes an inventory, replacement criteria and standards for location and replacement.

### **Stormwater Drainage**

The City of Bryan is developing a stormwater management program to address drainage and flooding within each of the City’s three major watersheds. Watersheds are areas that are drained by a river, stream or man-made system. The major watershed basins are Carter’s Creek, Turkey Creek, and Thompson’s Creek. Carter’s Creek and Thompson’s Creek also include minor sub-basins within each of the watersheds.

Within each watershed basin, potential flood hazard areas are identified as floodplains by the Federal Emergency Management Agency (FEMA). The 100-year floodplain is defined as that area that has a one-percent chance of flooding in any given year. The two components that together make up the floodplain are the floodway and the floodway fringe. The floodway is the channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one-foot. Located on both sides, between the floodway and the 100-year floodplain boundary is the floodway fringe. This area of land can be reclaimed for development if specific requirements are met. These requirements include a development permit, minimum finish floor elevation or elevation certificate, and a possible floodplain determination study if the development is located in a FEMA undetermined flood hazard area.

The City adopted the Stormwater Management Ordinance with the purpose of promoting the public health, safety and general welfare, and to minimize public harm and private losses due to flood conditions. The ordinance was adopted in 1987, to provide Bryan citizens the opportunity to obtain flood insurance through FEMA. The stormwater management ordinance requires detention basins to mitigate increased runoff due to development to prevent downstream flooding. Currently, a system of small, privately maintained ponds is in place.

This system is difficult to maintain and enforce. The creation of regional detention ponds is one potential solution. Additional resources for maintenance by the City would be necessary to enable regional detention systems.

A drainage utility fee was implemented in the fall of 1997 to identify and fund drainage capital improvement projects. The fee amount is derived from a charge on monthly utility bills. The funds collected are used for watershed studies to more accurately determine floodplain locations and to identify future drainage to fund those projects. The City should seek to continue the fee to provide needed resources for drainage improvements.

Discussions with the Comprehensive Plan Advisory Committee (CPAC) and presentation of stormwater management information by staff formed the basis for development of goals and objectives for stormwater and drainage. Goals and objectives derived from the previous *1993 Bryan Comprehensive Plan*, *Bryan Forward* and *Brazos 20/20 Vision* were also considered to provide insight and continuity. The goals reflect the concerns and needs of the citizens. The objectives and actions that follow provide guidance for achieving the goals as well as the means of implementation.

Members of the Comprehensive Plan Advisory Committee (CPAC) expressed a strong interest in using natural solutions to the design and maintenance rather than the concrete channelization of creeks and drainage ways. Long term cost of construction and maintenance, balanced with appearance, aesthetics, and use as open space should be considered.

To further address storm water and drainage issues in the City of Bryan the following actions need to take place.

- Engineering studies of all the drainage basins and sub-basins need to be completed. The study of Hudson Creek is almost complete. Studies are requisite for the other areas including Briar, Burton, Carters, Cottonwood Branch, Thompson's Branch, Still, and Turkey Creeks.
- The Capital Improvements Program should include funds for recommended improvements within the drainage basins.
- A permanent long-term fee structure to fund maintenance and drainage master planning is needed.
- Regional detention should be promoted to assure coordination and lessen any mutual impacts between Bryan, College Station and surrounding portions of Brazos County.
- A future maintenance program should be considered to handle the required "incidental drainage" of the smaller facilities of neighborhood ponds and swales. Maintenance of these facilities is necessary for if they are allowed to silt up, they become useless.
- Consider increasing standards above the minimum floodplain regulations that the Federal Emergency Management Agency (FEMA) requires to protect the citizens to include "zero-rise" provisions.
- Continue to ensure appropriate uses of floodplain areas through sound floodplain management policies and regulatory requirements. Preserve the natural resources to enhance the overall appearance of the City.
- Consider purchasing floodways and floodplains to be able to assure proper drainage in a pleasing and accessible environment.
- Provide development incentives to assure the control and management of floodplains.

## **Electricity**

Since 1919, the City of Bryan, through what is now called Bryan Texas Utilities (BTU), has provided energy services to the community. BTU provides a high level of customer service while generating and distributing its own energy.

The energy business in Texas is changing dramatically with the State Legislature's deregulation of the industry. With deregulation, it will still fall to the City Council to set the distribution rates, while being aware of new competition. It will continue to be their aim to set rates that keep their service customers, attract new customers while continuing with necessary construction and maintenance of facilities.

BTU has long utilized the planning principles instituted by the City. The Future Land Use Plan and the Thoroughfare Plan have been used to locate substations and acquire needed rights-of-way in advance of development.

The CPAC and citizens at the Community Forums were emphatic in their desire to improve the appearance of the City through relocation of utility lines underground. Underground utilities are more expensive to construct and involve telephone, cable and other utilities as well as electric distribution lines. BTU is actively working to place lines underground where it is feasible. Underground service lines are required in new development. Three-phase, or major distribution lines are not feasible to be located underground, but should be located at the rear or on the perimeter of new development. Increasing use of underground utilities will require changes to the development ordinances as well as the cooperation of the other utilities and land developers.

## **Police, Fire, Emergency Medical Services, Public Library, Schools, Community Centers, Parks and Recreation Facilities, and Public Buildings**

Police, fire protection, emergency medical services, public library, schools, community centers, parks and recreation facilities, and public buildings are important public services and facilities that comprise part of the infrastructure that shapes and supports sound community growth and development. This Resource Guide identifies needed public facility and service improvements associated with future land use and development.

### **Police**

The Bryan Police Department mission statement, vision statement, and governing values exemplify the goals of the Department. They are as follows:

Mission Statement:

*"The Bryan Police Department will provide a safe, secure environment for the protection of life and property through a strong police/community partnership."*

Vision Statement:

*"The Bryan Police Department, with its valued employees, will set the standard of service excellence through integrity, professionalism, and fairness."*

Values include:

*Integrity, excellence, professionalism, human life, teamwork and fairness.*

The Police Department is divided into two bureaus:

- Field and Operations Bureau and
- Staff Services Bureau.

Each bureau is under the command of an assistant chief who reports to the Chief of Police. There are currently 105 sworn positions available within the Department.

The Field Operations Bureau is comprised of three divisions:

- Patrol Division,
- Criminal Investigation Division, and
- Reserve Officers.

The Patrol Division is divided into two teams. The day shift patrol lieutenant supervises day shift patrol, the intake specialists, and the community oriented policing officers. The night shift

patrol lieutenant supervises the nightshift patrol, the scat and gang teams. The Criminal Investigation lieutenant supervises the criminal investigation unit and the emergency response unit.

The Staff Services Bureau is comprised of a variety of staff and support components including:

- Community Services (Crime Prevention and Community Relations, Media Relations, DARE, Neighborhood Watch and School Resource Officers),
- Records,
- Property/Evidence,
- Auxiliary Services,
- Computer Systems Management, and
- Crime Analysis.

The Management Team is responsible for the overall operations of the police department and includes:

- Chief of Police,
- Staff Services Bureau Commander,
- Field Operations Bureau Commander,
- Day Shift Patrol Commander,
- Night Shift Patrol Commander,
- Criminal Investigation Commander,
- Staff/Support Services Division Commander, and
- Internal Affairs/Research Unit.

The command structure of the Police Department is upwardly mobile. Every supervisor up to and including the Chief of Police began their career as a patrol officer.

The Bryan Police Department has made many notable accomplishments in recent years. The Department periodically holds recruitment drives, and currently has 96 officer positions filled out of 105 available positions. In addition, Bryan Police Officers received a substantial pay raise making the Department competitive with other agencies in the market for qualified police applicants. 1997 also saw the first house dedicated to the Resident Office Policing Program (ROPP). The ROPP house is now home to the community police officer and includes an attached office where the officer can meet and work with his neighbors to resolve problems within his area. The house was constructed on a site previously occupied by a bar that was notorious for drugs and assaults.

The City of Bryan has also been the recipient of Federal Criminal Justice Grants for public housing. These grants have enabled Boys and Girls Club units to be established in public housing, thus greatly reducing the number of police contacts involving youth. The Boys and Girls Club and Girls Club units include:

- William Joel Bryan Main Unit located on W. William Joel Bryan Ave.
- East Bryan Unit located on FM 158.

These clubs provide recreational and educational programs for at-risk youth, focusing on drugs and alcohol abuse and teen pregnancy. The funding for this organization comes from donation, Community Development Block Grant (CDBG) funds, and private grants. This type of funding helps to keep the participant's cost at a minimal level.

Many technological improvements were made to the Bryan Police Department in 1997. Mobile data terminals (MDT's) are laptop computers that allow officers a remote link to the Department's records system, the Texas Crime Information Center (TCIC) and the National Crime Information Center (NCIC). MDT's have been installed in over 50 percent of the 78 patrol cars that the Department operates. School Resource Officers (SRO's) were assigned two units, and the Street Crime Apprehension Team (SCAT) was assigned one unit. MDT's allow officers the capability to run information requests quickly, for wanted persons, stolen vehicles, and

other items instead of spending valuable time contacting dispatch and waiting for a response. Other improvements include a video imaging grant from the Federal Government to upgrade the current “mug shot” system to a computer imaging system to increase efficiency and sharply reduce the cost of film processing and personnel costs of storage and record keeping.

The Bryan Police Department currently has 96 officers and 20 civilians, totaling to 116 employees. In 1998, national standards require a minimum of 2.2 police department employees per 1,000 citizens. The Bryan Police Department had 1.85 employees per 1,000 population, based on the Texas State Data Center 1998 population estimate of 62,685 persons. The Department would need to increase the current employment by 21 persons to meet the national standard total of 137 employees for this population.

Future staffing needs can be determined based on national standards and future population projections. (Population estimates may vary, so the projected need for more staffing could be less or greater than presented.) For the Bryan Police Department to achieve the national standards, the Department needs to add 21 employees now, and about 12 additional employees every five years to meet the population's current and growing needs for police services as shown in **Table 1 – Future Police Department Staffing Needs**.

**TABLE 1**  
**BRYAN POLICE DEPARTMENT PROJECTED STAFFING NEEDS**

| <b>Year</b> | <b>Population</b> | <b>Staff</b> | <b>Staff per 1,000<br/>Population</b> | <b>Additional<br/>Staff Needed</b> |
|-------------|-------------------|--------------|---------------------------------------|------------------------------------|
| 1998        | 62,685            | 116          | 1.85                                  | 21                                 |
| 2005        | 68,168            | 149          | 2.2                                   | 12                                 |
| 2010        | 73,319            | 161          | 2.2                                   | 12                                 |
| 2015        | 78,968            | 173          | 2.2                                   | 12                                 |
| 2020        | 84,715            | 186          | 2.2                                   | 13                                 |

Sources: City of Bryan Police Department and Wilbur Smith Associates, 1999

The need for police protection is ongoing the needs that will increase as population continues to grow. It is important that the City and its citizens continue to support the Police Department in its efforts to meet the community's needs for police services.

### **Fire and Emergency Medical Services**

The mission of the Bryan Fire Department states that the members of the Bryan Fire Department are committed to assuring the Bryan community of a safe and secure environment. This is accomplished by maintaining the highest state of readiness, dedication, and compassion in order to reduce the emotional, physical, and economic losses resulting from fire or emergency medical incidents. This is reflected in their mission statement: “Dedicated Professional Protecting Your Life and Property”.

The Bryan Fire Department is comprised of two divisions:

- Emergency Services and
- Fire Prevention.

The Emergency Services Division is responsible for the public's safety through prevention methods, public education, and efficient, effective responses to fire, medical emergency, rescue, hazardous material, and other disasters or accidents. The division has a total of 82 employees. The Fire Prevention Division is in charge of reducing the loss of life and property by reducing the frequency and intensity of fires and life safety hazards in a cost-effective manner. There are

a total of four employees in this division. This department is responsible for the Citizens Fire Academy program.

The Bryan Fire Department has earned an Insurance Services Office (ISO) Class Four fire insurance rating. The department is evaluated on the quality of fire equipment and personnel, water availability, and proper communications. This is a very good rating and should be maintained.

The Fire Department strives to achieve a response time of less than five minutes. The current average response time for the City of Bryan is four minutes and 46 seconds. The Fire Department is currently able to maintain this response time from the four fire stations it operates. To continue to provide this standard to all areas of the City, the Department has identified a need for two more stations in the next three to seven years. One station is needed in the next three to four years in the vicinity of the Turkey Creek/2818 intersection. The second station should be located near the Tabor Road/East Bypass intersection within the five to seven years. The number of employees needed at each of the new facilities is dependent upon the type of equipment that will be operated from each. The Fire Department has minimum staff requirements for each type of equipment: an engine requires 12 people, and an emergency vehicle requires nine staff. The Fire Department will need to address the staffing issues when considering new stations.

## **Library**

The City of Bryan is fortunate to have a history of excellent library service. The original Carnegie Public Library was constructed in 1903, and is the oldest Carnegie System library of eleven remaining in Texas. It served as the Bryan Library until 1969, when the current library was built. The Carnegie Library is currently undergoing renovation and will reopen in 1999 as The Carnegie Center of Brazos Valley History. The City of Bryan contracted with the City of College Station in 1986 to operate a library in College Station on Highway 2818. The new 16,000 square foot facility opened on March 12, 1998, directly across the street from the College Station High School. Three libraries currently are operated together as the Bryan+College Station Public Library System. The system serves free of charge all residents of Brazos County. The System circulation in 1997-98 was 426,110.

The Bryan Public Library is located at 201 E. 26<sup>th</sup> Street, in downtown Bryan. The library is a two-story structure, with the option to expand to a third floor. In 1997-98, the Bryan Public Library had a circulation of 243,841, including books, magazines, newspapers, video and audio equipment, art objects, text on CD-ROM, and other library materials. The library is fully automated and has four computers available for public access. The library system offers services such as interlibrary loan, laptop computer modem hookups, IRS forms, CD ROM research, Youth Services, story hours for children, Saturday movies, Summer Reading Club, renewal by telephone and dial-up access to the automated card catalog, among others. Local history, Spanish language, and genealogy and family history materials are some of the special collections housed at the Bryan Public Library.

The restoration and reopening of the Carnegie Library is the newest addition to the Bryan+College Station Public Library System. The building is located at 111 South Main Street in downtown Bryan. The Carnegie Center of Brazos Valley History will house the genealogy collection, historic photographs, documents, the ballet collection, rare books, Texana items, and a historical antique miniature dollhouse furnished with antique miniatures valued at more than \$20,000. The Carnegie Center will also provide a history lab for copying old photographs and recording oral histories. The Carnegie Center will serve as a genealogical research facility, and will have 14 computers with Internet access available to the public.

The current facility for the Bryan Public Library has the capacity to expand by finishing the basement, adding a third floor, or extending the first floor out to the fireman's bell on the south lawn. Each of these expansion projects would result in 10,000 square feet of additional space,



which is approximately the size of one of the existing two floors. The space in the Bryan Public Library made available by the transfer of materials to the Carnegie Center will provide room for growth. One possibility for utilizing that space is relocating the public access computers to provide a centralized location.

A 1997-98 grant from the Telecommunications Infrastructure Fund of \$99,115 will provide the library system with the equipment and software to establish its database on the Worldwide Web. The grant will also fund public computers with Internet access at the Bryan and Carnegie libraries. A self-check out unit has also been installed at the Bryan Public Library. Patrons can use this equipment to check out books and periodicals by themselves with a minimum of explanation.

The Bryan+College Station Public Library System should consider the development of a review process that considers items such as:

- Criteria for development of neighborhood branches
- Extended hours to include weekends.
- Periodic review of material usage to determine frequency and amount of use for each type of resource.
- Increase additional audio and video books due to high demand.
- Appropriate outreach programs and additional services.

### **Schools**

The Bryan Independent School District (BISD) serves the City of Bryan and surrounding areas. BISD currently operates 15 elementary and eight secondary schools. Total enrollment for the 1998-99 school year was 13,693. Details on BISD are included in the Community Profile Resource Guide.

The City of Bryan benefits from coordinated efforts between the city, developers and the school district in addressing the need and location for new schools in newly developed and redeveloped residential subdivisions. This enhanced level of cooperation provides the City of Bryan and its residents with the most efficient and effective use of funds and facilities for the BISD.

The use of schools after hours for community purposes would benefit both the school and the City. Schools are community resources and should be utilized for multi-use community purposes to support community activities.

### **Park and Recreation Facilities**

The City of Bryan operates and maintains 14 parks, two regional athletic complexes, a community center, an aquatic center, two neighborhood pools, and a regional park and bike trail system at Lake Bryan.

The *1996 Bryan Comprehensive Park and Recreation Master Plan and Open Space Plan* was prepared by the Park and Recreation Department staff. This plan was created to assist in identifying and meeting the park and recreation needs of the City and its citizens. The plan provides a current needs assessment and facilities inventory to be used as a management tool. Clearly outlined goals and specific objectives were established to meet the facilities and program needs of all the citizens of the community. The goals include the provision of a park system that insures the health, safety and welfare of the citizens; enhances and preserves natural areas; and promotes quality growth. The citizens of Bryan played an important role in the development of this plan. Public input was solicited and used to define the opinion and need for Bryan park facilities and programs.

The *Park and Recreation Master Plan* includes an overall needs assessment that revealed the necessity for strategies to solve many of the existing park system problems and to provide guidance for future program and recreation planning. Strategies to address general and specific park coverage deficiencies are addressed. The Master Plan should be periodically

updated to maintain its usability and to review and reassess its findings and recommendations as well as changing conditions and needs.

Citizens of Bryan perceive the top priority for provision of Bryan park services to be multiple-use trails. The second highest priority recommended by citizens is the need for children's playground equipment. A program needs assessment addressed the issues of special events and recreation programming. Results of the survey indicate that the Bryan Parks and Recreation Department should continue to sponsor events that target general and specific markets. Citizens indicated a clear desire to replace the less important events with community recreation programs.

The Plan Implementation section of the *Parks and Recreation Master Plan* outlines the planned improvements and when they will occur. Near-term improvements will occur in the years that the plan is in effect, and long-term improvements will be made in the period beyond the life of the plan. The Implementation section prioritizes park system improvements that are most important and can be most efficiently accomplished. It also outlines the established near- and long-term park facility development project priorities.

Planned improvements will be implemented based upon the amount of funds available to initiate them over the next five years. In addition to those improvements listed, the Parks and Recreation Department should work with developers to provide neighborhood parks and the funding for the maintenance of the parks by the homeowners' associations. Park dedication fees should also be periodically assessed to ensure that they are reflective of changing economic values of neighborhoods.

Citizens of Bryan have expressed the desire for more youth and adult recreational programs. The programs should be hosted in City facilities, and may be provided by non-City groups. A cooperative agreement between Bryan and various public and private groups could be effective for the provision of these activities.

### **Community Centers**

The City of Bryan realizes the growing importance of providing locations for citizens to gather. The Neal Recreation Center is an excellent example of a facility that is striving to meet neighborhood and community needs. A similar center is planned in the Austin's Colony area in cooperation with the school district. Current plans also include a new community center in the Castle Heights area, a community that is home to many young families with children. The City has set aside block grant money for the development of a facility.

The Neal Recreation Center is located adjacent to Neal Elementary School on the west side of Bryan near downtown. The Recreation Center provides organized recreation opportunities for the entire community including sports, exercise classes, arts and crafts, and a Teen Room. This new facility is an example of intergovernmental cooperation and should continue to provide an acceptable level of service to the community in the future.

The North Bryan Community Center, the former Carver School building and temporary facilities at Anson Jones also provided space for community center type activities. Even with these semi-public and private community facilities, there is growing demand for more community centers and opportunities to continue combine school and community center facilities in neighborhoods are being presented. Youth clubs, including the Boys and Girls Clubs, and the Girls Club benefit from permanent locations for their meetings.

Local residents identified community centers that provide indoor recreation including basketball and meeting rooms, as high priorities. These facilities should optimally be placed in neighborhoods for use by both youth and adults for recreation purposes.

## **Public Buildings**

The City of Bryan maintains public buildings to serve the community. The purpose of each of these buildings and the adequacy of the levels of service must be evaluated regularly to ensure the most effective methods of service delivery to the public. The following is an inventory of the public buildings in the City of Bryan, and an evaluation of the service each is providing. Future plans for improvements are also included.

1. **Police Building - 301 S. Texas Avenue.** Constructed in the late 1960's, this facility has served the needs of the Bryan Police Department until recently. The Police Department will be moved upon completion to the new Justice Building, within the next three years.

The new Justice Complex is still in the early stages of programming. Planned for completion in 2002 at an estimated cost of \$7-9 million, the complex will meet the police and court needs of the City of Bryan and its citizens for many years.

2. **Central Fire Station (Fire Station No. 1) - 300 West William J. Bryan Parkway:** Completed in March of 1998, this modern building houses Fire Administration as well as dormitory space for Fire personnel. This facility should be adequate to serve the fire needs of community for many years in the future. The other fire stations are strategically located in the City at the following locations:

**Fire Station No. 2 - 2813 Cavitt Avenue,**

**Fire Station No. 3 - 3211 Briarcrest Drive, and**

**Fire Station No. 4 - 5429 North Texas Avenue.**

3. **Bryan Library - 201 E. 26<sup>th</sup> Street** Bryan Library Operations are housed in this two-story brick building, constructed in the late 1960's. The increase in library usage has generated some interest in expanding the facility at its current site.
4. **Carnegie Center of Brazos Valley History - 111 South Main:** This building was the established in 1903 as the Carnegie Public Library by the Carnegie Foundation. It served as the Bryan City Library until 1969. The reconstruction of the building is completed and it reopened in the spring of 1999 as a history and genealogical library, serving the Brazos County.
5. **Utility Building - 205 E. 28<sup>th</sup> Street:** Bryan Texas Utilities Operations are housed at this facility. Completed in the 1960's, it was planned as a two-story building, however the second story has never been built. This flexibility to expand should provide adequate service to the community in the future.
6. **Electric Distribution - 614 Atkins Street:** Bryan Texas Utilities support staff for Electrical Distribution function are housed in this facility, built 40-50 years ago.
7. **Municipal Court - 3030 East 29<sup>th</sup>:** The City leases this 10,000 square foot space in a shopping center that was modified to allow for the expansion of the Municipal Court operations that had previously been located in the Police Building. This space will most likely not be needed following the completion of the new Justice Center.
8. **Municipal Service Center - 1111 Waco:** This building was built in the late 1970's to house the Public Works Department as well as Fleet Operations and Maintenance. It consists of office and warehouse space, and an open shed. A plan is currently being developed to expand this facility within the next three years.
9. **Municipal Building - 205 E. 28<sup>th</sup> Street:** Administrative offices and City Hall are located in this modern, municipal building that was constructed in 1988-1989. The facility was designed using modular systems furniture, allowing for flexibility in office

arrangement and frequent changes to meet changing office space needs. This facility should be adequate in future years to meet the demands of the growing community.

**10. Parks and Recreation – 201 E. 29<sup>th</sup> Street:** Administrative offices for Parks and Recreation and Facility Operations are housed in this facility. The new Justice Complex will be constructed on this site, so the occupants of this facility will need to be relocated at the appropriate time. A destination has not yet been determined for the services currently located in this building.

**11. Federal Building** – The Main Street Project is housed in this building.

**12. Old Municipal Building** – The adaptive reuse of this facility is proposed to be the Children’s Museum, which can be linked to other areas of public interest by sidewalks and other means of transportation.

## **Municipal Utilities, Facilities, and Services Goals**

The goals and objectives for City services and facilities were developed in accordance with the governance policy that “there is a safe environment for residents and visitors” in providing:

- Safe transportation network,
- High quality drinking water,
- Effective disposal of waste
- Clean air,
- Protection from emergency and natural disasters, and
- Reliable municipal electric service.

The Police Department, Fire Department, EMS, Library, Schools and Parks and Recreation Departments each have their own master plans with a complete set of goals, objectives, and recommended actions. The City should maintain and update these component plans as needed to reflect current and future conditions. These plans should be coordinated and consistent with the Comprehensive Plan and the Capital Improvements Program.

The following goals, objectives and actions are intended to address concerns for utilities and public improvements expressed by the CPAC and the citizens at the Community Forums. The continued funding of studies and implementation of programs outlined herein will assure the quality environment desired by the citizens of Bryan.

### **Goal 1: Ensure available supplies of high quality water for Bryan’s future growth and development.**

**Objective A:** Protect and improve quality of regional water resources to attain EPA and state standards for water system.

Action 1: Continue to monitor the water quality.

Action 2: Identify potential sources of problems.

Action 3: Participate in the development of a regional water supply plan.

**Objective B:** Improve water delivery system in areas with deficient facilities.

Action 1: Specifically identify deficient areas and the required improvements.

Action 2: Include improvement projects in the Capital Improvements Program and yearly budget.

**Objective C:** Renovate water system.

Action 1: Identify renovation needs.

Action 2: Include projects in the Capital Improvements Program and yearly budget.

**Objective D:** Periodic reassessment of water supply and the 1992 Water System Master Plan.

Action 1: Identify the criteria to assess the water supply.

Action 2: Perform the reassessment study.

**Objective E:** Distribution system maintenance and rehabilitation.

Action 1: Implement a program for maintenance of the distribution system.

**Objective F:** Expansion to serve growth.

Action 1: Develop a plan to address the future service areas.

Action 2: Coordinate with the private suppliers of water.

**Objective G:** Evaluate new technology for potential application to meet water supply needs.

**Goal 2:** *Provide an efficient system for solid waste collection and disposal, which is environmentally safe in a manner that is as economical as possible for the citizens of Bryan.*

**Objective A:** Provide adequate route coverage to assure quality residential and commercial solid waste collection.

Action 1: Expand additional routes when required.

Action 2: Continue to provide street sweeper services on main corridors.

Action 3: Continue to provide brush and bulky trash collection

**Objective B** Support the development of a new regional landfill site by participating in the joint efforts of the BVSWM.

Action 1: Work with other cities and Brazos County to identify potential new landfill sites.

Action 2: Investigate new methods of developing, constructing, and maintaining landfills.

Action 3: Plan for the end use of the landfill as a park or open space area.

**Objective C** Encourage and expand the successful recycling program.

Action 1: Investigate and provide incentives for those who participate. One example may be to reduce the solid waste collection fee of active participants

Action 2: Provide opportunities for the reuse of "green waste" as much and compost.

Action 3: Continue education programs that show the benefits of recycling.

**Goal 3:** *Provide a sanitary sewage collection and treatment system which has sufficient capacity to meet the current and long term needs of the City, protects the public health and environment through treatment facilities designed and operated to produce high quality treated effluent and provides this service to the citizens of Bryan in the most economical manner possible.*

**Objective A:** Use the Inflow and Infiltration Study to evaluate the wastewater collection system.

Action 1: Identify problem areas.

- Action 2: Analyze areas where new development will require additional or expanded services.
- Action 3: Set priorities for repair and rehabilitation.
- Action 4: Establish a preventative maintenance program.
- Action 5: Recommend major construction for inclusion in the Capital Improvements Program.

**Objective B:** Consider participation in a regional wastewater treatment plant system.

- Action 1: Identify participants, including private providers.
- Action 2: Assess future needs and potential locations of plants to provide service to existing and new development.
- Action 3: Participate in a study to determine the benefits of a regional system as opposed to a local system.
- Action 4: Recommend any major construction for inclusion in the Capital Improvements Program.

**Goal 4: *Maintain and rehabilitate streets, ditches, subsurface structures, and traffic control devices and signs to provide safe, accessible roadways for the citizens of Bryan and the visitors to the community.***

**Objective A: Implement the multi-year street improvement program.**

- Action 1: Perform routine maintenance in a timely cost effective manner.
- Action 2: Recommend rehabilitation projects for inclusion in the Capital Improvements Program.

**Goal 5: *Minimize public harm and private losses due to flood conditions while achieving a balance between the desire for natural open space and necessary improvements to drainage structures.***

**Objective A:** Address stormwater and drainage issues.

- Action 1: Complete engineering studies of drainage basins and sub-basins.
- Action :2 Include funds in the Capital Improvements Program for the recommended improvements.
- Action 3: Consider a permanent long term fee structure to fund maintenance and master planning.
- Action 4: Develop a maintenance program to handle the incidental drainage in the neighborhood ponds and swales.
- Action 5: Consider increasing standards above the minimum floodplain regulations required by FEMA to include zero-rise provisions.
- Action 6: Preserve the natural environment by finding more natural solutions for design and maintenance of the floodways and floodplains. Floodplains and floodways are appropriate for recreational, pedestrian, and bikeway uses.
- Action 7: Encourage the appropriate use of floodplains and floodways through policy and regulations. Provide incentives for developments that utilize the recreational values and other open space uses of the floodways and floodplains.
- Action 8: Consider the purchase of floodplain and floodways to assure that they are accessible while providing proper drainage.

**Objective A** Promote a regional stormwater detention system to assure coordination and lessen any mutual impacts with neighboring communities.

Action 1: Participate with the other governmental entities to develop the regional system.

Action 2: Include funds in the Capital Improvements Program to support the improvement need for participation in a regional system.

**Goal 6: *Provide, through the Bryan Texas Utility system, electricity in the most safe, inexpensive and efficient way possible and do so in a manner that is aesthetically pleasing.***

**Objective A:** Assist in the improvement of the appearance and safety of the City

Action 1: Wherever feasible, place overhead utility lines underground.

Action 2: Locate and relocate three-phase transmission lines at the perimeter of developments or along rear lot lines.

Action 3: Work with the City staff to revise development ordinances to require appropriate underground and perimeter locations for utilities.

**Goal 7: *In addition to the goals and objectives established in the Park and Recreation Master Plan, the City should join with the Bryan Independent School District in the cooperative development of parks, multi-purpose recreation and community centers.***

**Objective A:** Develop a partnership that includes the City, the Bryan Independent School District and neighborhoods to develop parks as part of or adjacent to school sites.

Action 1: Encourage regular meetings between the City and the Bryan Independent School District to keep each other apprised of new development and the opportunities for joint ventures.

Action 2: Investigate changes to the development ordinances that encourage joint use of recreational facilities in neighborhoods in conjunction with school sites.

## **Conclusion**

Bryan is in the process of achieving the goal of being a great, safe place to live, work and visit. The departments and agencies that provide services to the citizens are working hard to fulfill the expectations of Citizens and city officials. As part of the continuing planning process the City should periodically assess and update (as needed) its goals objectives and actions plans for providing and maintaining the desired level of community facilities and services.

**Comprehensive Plan Advisory Committee (CPAC)**

|                           |                    |                  |                   |
|---------------------------|--------------------|------------------|-------------------|
| Russell Bradley, Chairman | Don Spencer        | Deanne Rand      | John Szabuniewicz |
| Joy Marshall-Caldwell     | Mike Kristynik     | Rose VanArsdel   | Bill Lero         |
| Beverly Benson            | Reba Ragsdale      | Bob Appleton     | Dr. Jim Bradford  |
| Chris Peterson            | Carl Hasan         | Al Saenz         | Penny Beaumont    |
| Rick Ravey                | George Nelson,     | Rev. John Foster | Tom Woodfin       |
| William E Ward            | Richard B. Griffin | Ron Schmidt      | Michael Parks     |

**Planning and Zoning Commission**

|                           |             |               |               |
|---------------------------|-------------|---------------|---------------|
| Richard Perkins, Chairman | Mark Conlee | Paul Madison  | Richard Rosas |
| Kim Casey                 | Roy Flores  | Michael Parks |               |

**Mayor and City Council**

|                         |   |
|-------------------------|---|
| Lonnie Stabler          | Mayor                                     |
| Greg Rodriguez          | Councilmember SMD 1, Mayor Pro Tem        |
| Annette Stephney        | Councilmember SMD 2                       |
| Russell Bradley         | Councilmember SMD 3                       |
| Kenny Mallard           | Councilmember SMD 4                       |
| Mike Beal               | Councilmember SMD 5                       |
| Kandy Rose              | Councilmember SMD 6                       |
| Michael Conduff         | City Manager                              |
| Michael Cosentino       | City Manager                              |
| Mary Lynne Stratta      | City Secretary                            |
| Mary Kay Fischer        | Municipal Judge                           |
| Linda Grubbs Huff, P.E. | Interim Director of Community Development |
| Joey Dunn, AICP         | Planning Administrator                    |

***For further information, please contact:***

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